



Darrs Lane, Northchurch Berkhamsted HP4 3RJ



This spacious family home is ideally situated within a short walk to the heart of Northchurch, and offers balanced accommodation throughout. The property is in need of full refurbishment with potential to extend and remodel (STP). The downstairs accommodation comprises of two reception rooms and a kitchen/ breakfast room.

Upstairs you will find four double bedrooms and single bedroom / study, bathroom and a shower room. Of particular note is the sizable master bedroom with views of the rear garden. The front garden is partially enclosed with mature hedging and the driveway leads to an integral double garage. The rear garden is perfect and offers ample space for the whole family to enjoy.

The location of this lovely family home is practical for access to Berkhamsted and Tring. Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.





welcome to Darrs Lane, Northchurch BERKHAMSTED

- DETACHED
- TWO RECEPTION ROOMS
- FOUR/FIVE BEDROOMS
- BATHROOM AND SHOWER ROOM
- DOUBLE GARAGE AND DRIVEWAY

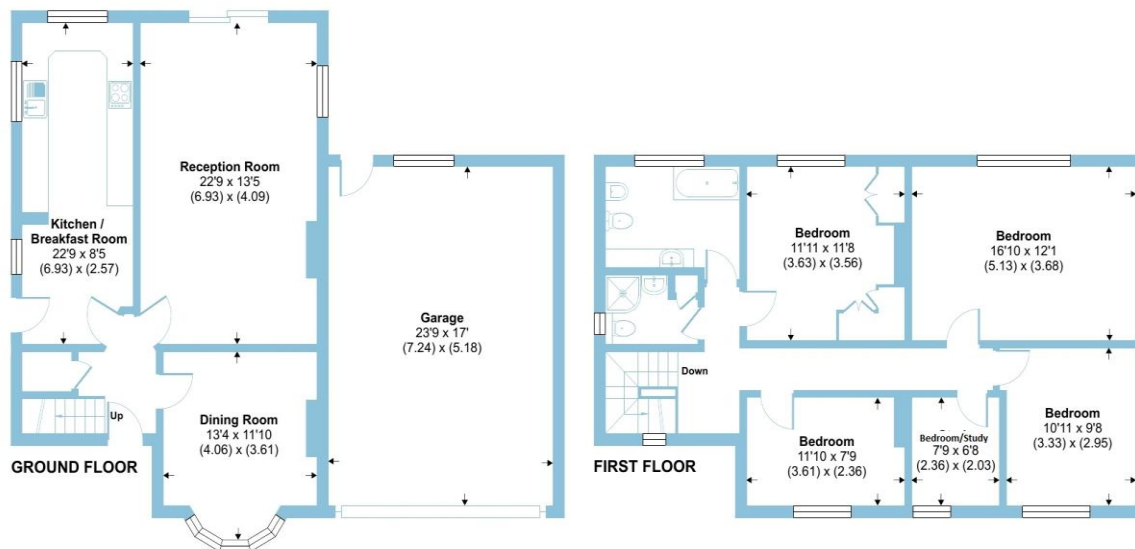
Tenure: Freehold EPC Rating: D

Offers in excess of
£800,000

Agent's Note:

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

A deceptively spacious family home in need of full refurbishment, situated within a short walk from local amenities and benefits from a generous plot.



Darrs Lane, Northchurch, Berkhamsted, HP4

Approximate Area = 1631 sq ft / 151.5 sq m

Garage = 404 sq ft / 37.5 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale

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Property Reference:
BKH102608- 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1040787



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